083.0	0003	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	647,000 / 647,000
					USE VALUE:	647,000 / 647,000
					ASSESSED:	647,000 / 647,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
90		ALPINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PARKINSON KATHRYN N/ TRUSTEE
Owner 2:	KATHRYN N PARKINSON 2008
Owner 3:	REVOCABLE TRUST
Street 1:	90 ALPINE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PARKINSON KATHRYN N -
Owner 2:	-
Street 1:	90 ALPINE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1926, having primarily Clapboard Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	257,900	600	388,500	647,000
Total Card	0.103	257,900	600	388,500	647,000
Total Parcel	0.103	257,900	600	388,500	647,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.22 | /Parcel: 421.2

Legal Description

User Acct 51981

GIS Ref

GIS Ref

Insp Date 10/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 083.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,000	600	4,500.	388,500	647,100	647,100	Year End Roll	12/18/2019
2019	101	FV	89,400	0	4,500.	383,000	472,400	472,400	Year End Roll	1/3/2019
2018	101	FV	89,400	0	4,500.	294,100	383,500	383,500	Year End Roll	12/20/2017
2017	101	FV	89,400	0	4,500.	277,500	366,900	366,900	Year End Roll	1/3/2017
2016	101	FV	89,400	0	4,500.	255,300	344,700	344,700	Year End	1/4/2016
2015	101	FV	84,300	0	4,500.	238,700	323,000	323,000	Year End Roll	12/11/2014
2014	101	FV	84,300	0	4,500.	219,800	304,100	304,100	Year End Roll	12/16/2013
2013	101	FV	196,100	0	4,500.	219,800	415,900	415,900		12/13/2012

!6767!

PRINT

Date	Time
12/10/20	21:29:17

LAST REV

Date	Time
10/08/20	10:42:59
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6767

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARKINSON KATHR	1562-128	1	9/14/2020	Convenience	1	No	No		
SCOTT BARRY R &	1418-72		6/27/2012		320,000	No	No		
	916-193		2/1/1979		43,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2020	421	Addition	53,600	O				
8/10/2012	1012	New Wind	18,930					17 REPLACEMENT WIN

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	HS	Hanne S
9/27/2012	MLS	EMK	Ellen K
2/26/2009	Measured	189	PATRIOT
2/7/2000	Inspected	276	PATRIOT
1/14/2000	Mailer Sent		
1/14/2000	Measured	163	PATRIOT
8/2/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	51981
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	70.	1.23	6									388,499						388,500	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 388,499 | Spl Credit | Total: 388,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Poor
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.33359373
Const Adj.:	0.98990101
Adj $ / SQ:	171.616
Other Features:	63250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373773
Depreciation:	115870
Depreciated Total:	257904

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

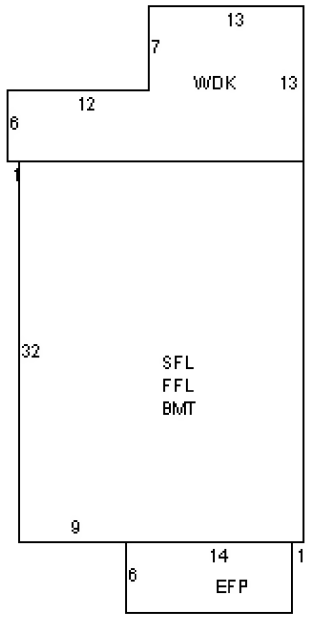
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	171.62
Special Features:	0	Val/Su Net:	98.10
Final Total:	257900	Val/Su SzAd	167.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	51.480	39,540
FFL	First Floor	768	171.620	131,801
SFL	Second Floor	768	171.620	131,801
WDK	Deck	241	10.050	2,421
EFP	Enclos Porch	84	59.030	4,959

Net Sketched Area:	2,629			Total:	310,522
Size Ad	1536	Gross Are	2629	FinArea	1536

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

083.0-0003-0005.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x12	A	AV	2016	5.38	T	5	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600